

175.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

715,000 / 715,000

USE VALUE:

715,000 / 715,000

ASSESSED:

715,000 / 715,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
3		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMAN BRADFORD F
Owner 2:	MC CANN MARTHA M
Owner 3:	

Street 1: 3 AVOLA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SUTHERLAND JOHN E/TRUSTEE -

Owner 2: AVOLA STREET RLTY TRUST -

Street 1: 3 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,511 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1820 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4511		Sq. Ft.	Site		0	70.	1.23	6									388,732						388,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4511.000		325,800		500		388,700		715,000							
Total Card							0.104		325,800		500		388,700		715,000		Entered Lot Size					
Total Parcel							0.104		325,800		500		388,700		715,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

Parcel ID 175.0-0002-0005.0

!13627!

USER DEFINED

Prior Id # 1:	117055
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:33:18
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUTHERLAND JOHN	43633-444		8/31/2004		403,000	No	No		
SUTHERLAND JOHN	31294-68		4/7/2000	Family	100	No	No		
O'BRIEN CORNELI	13235-711		7/11/1977		48,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2016	1273	Re-Roof	12,087	C				
9/10/2015	1312	Renovate	122,206		9/10/2015			Renovate kitchen,

Date	Result	By	Name
2/27/2019	OWNR INFO	DGM	D Mann
9/8/2018	MEAS&NOTICE	HS	Hanne S
9/8/2016	Left Notice	DGM	D Mann
9/8/2016	Permit Visit	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
3/13/2009	Inspected	372	PATRIOT
10/21/2008	Measured	197	PATRIOT
12/10/2004	MLS	MM	Mary M
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	5 - Cape	Full Bath:	1	Rating:	Very Good		
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:			
(Liv) Units:	1	Total:	1	CHK FOR NEW DECK 7/09.			
Foundation:	1 - Concrete	3/4 Bath:	1	Rating:	Good		
Frame:	1 - Wood	A 3QBth:		Rating:			
Prime Wall:	1 - Wood Shingle	1/2 Bath:		Rating:			
Sec Wall:	4 - Vinyl	A HBth:		Rating:			
Roof Struct:	1 - Gable	OthrFix:		Rating:			
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good		
Color:	WHITE	A Kits:		Rating:			
View / Desir:		Fpl:	2	Rating:	Average		
GENERAL INFORMATION		WSFlue:		Rating:			
Grade:	C - Average	CONDOS INFORMATION					
Year Blt:	1957	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdic:		Fact:	.	Floor:			
Const Mod:				% Own:			
Lump Sum Adj:				Name:			
INTERIOR INFORMATION		DEPRECIATION					
Avg Ht/FL:	STD	Phys Cond:	GV - Good-VG	10.	%		
Prim Int Wall:	2 - Plaster	Functional:			%		
Sec Int Wall:		Economic:			%		
Partition:	T - Typical	Special:			%		
Prim Floors:	3 - Hardwood	Override:			%		
Sec Floors:		Total:	10.8		%		
		REMODELING					
		RES BREAKDOWN					
		Exterior:		No Unit	RMS	BRS	FL
		Interior:		1	7	4	
		Additions:					
		Kitchen:					
		Baths:					
		Plumbing:					
		Electric:					
		Heating:					
		General:		Totals			
				1	7	4	
SUB AREA							
SUB AREA DETAIL							

INTERIOR INFORMATION

Avg Ht/FL:	STD		Phys C
Prim Int Wall:	2 - Plaster		Function
Sec Int Wall:			Econom
Partition:	T - Typical		Spec
Prim Floors:	3 - Hardwood		Overrid
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		CALCS
Subfloor:			Bas
Bsmnt Gar:	1		C
Electric:	3 - Typical		A
Insulation:	2 - Typical		Other
Int vs Ext:	S		Grad
Heat Fuel:	1 - Oil		N
Heat Type:	3 - Forced H/W		L
# Heat Sys:	1		Dep
% Heated:	100	% AC:	Deprecia
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []
ARD ITEMS **PARCEL ID** 175.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	96	A	AV	2010	6.00	T	7.2	101			500			500

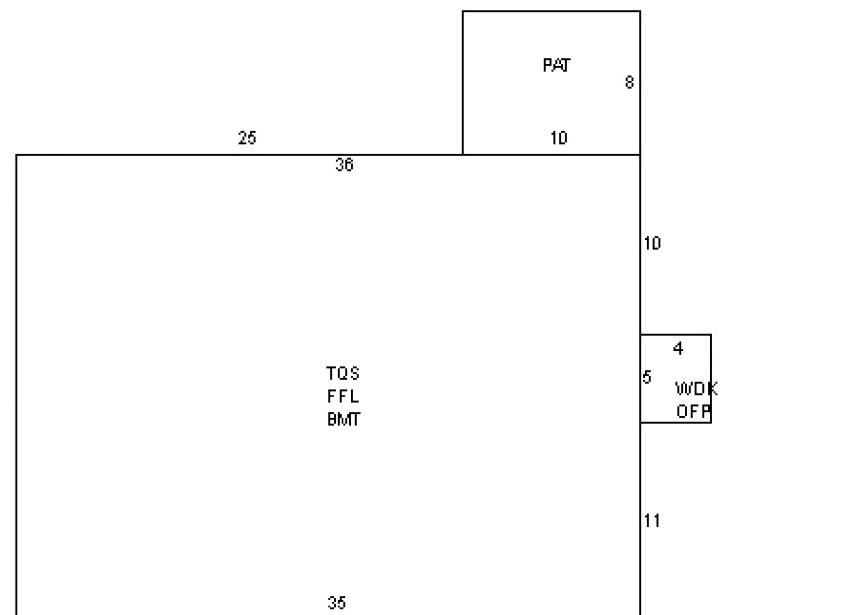
SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0002-0005.



AssessPro Patriot Properties, Inc

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	910	47.940	43,627	BMT	100	RRM	25	C	
FFL	First Floor	910	137.470	125,095						
TQS	3/4 Story	683	137.470	93,821						
PAT	Patio	80	6.000	480						
OPP	Open Porch	20	44.000	880						
WDK	Deck	20	16.000	320						
Net Sketched Area:		2,623	Total:							
Size Ad	1592.5	Gross Are	3250	FinArea	1820					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc